

12 X 17

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner of the land shown on this plat and hereby acknowledges the same to be the plat of Tucker Lake Estates Section 1 Drives Way and Circle shown thereon.

OWNERS: Glen Mar Development Inc. Christy Martin, President

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY COUNTY OF JEFFERSON I, Donald S. Martin, a Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of Tucker Lake Estates Section 1 was this day presented to me by Christy Martin, President of Glen Mar Development Inc.

known to me, who executed the Certificates in my presence and acknowledge it to be his free act and deed. Witness my hand and seal this 28th day of Feb. 2001 My Commission expires 23rd day of Oct. 2004

Notary Public

CERTIFICATE OF APPROVAL

Approved this 16th day of MARCH 2001

LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION Hank Bidack

CERTIFICATE OF RESERVATION OF GAS EASEMENT

The spaces outlined by dashed lines and marked "Gas Easement" are hereby reserved as easements for underground gas lines and appurtenances therefor, including the right to install, operate, maintain, repair and remove such underground gas lines and appurtenances, and the right to cut down any trees within the easement that may interfere with the installation or operation of the lines.

(A) All property owner's gas utility supply lines shall be at locations designated by Louisville Gas and Electric Company (from L.G. & E.'s termination point throughout length of service and house lines and through customer buildings), and title thereto shall remain in, and the cost of installation and maintenance thereof shall be borne individually by the respective lot owner upon which the said gas line serves.

Appropriate easements are hereby dedicated and reserved to each property owner, together with the right of ingress or egress over adjoining lots or properties to install, operate and maintain gas lines to L.G. & E.'s termination points. Gas lines, as installed, shall determine the exact location of said easements.

CERTIFICATE OF RESERVATION OF DRAINAGE RESTRICTION BASIN EASEMENT

Easements for drainage and ponding purposes are hereby reserved on and over the land and spaces as defined and bounded by dashed lines, marked "Drainage Retention Basin Easements" together with the right of ingress and egress over all lots to one from the easements, for construction, operation, maintenance and reconstruction of retention basins and other drainage improvements. No permanent structure of any kind shall be placed on or over the land within said easement, except for drainage structures, pavements and landscape planting. The easements shall be for the benefit of the land in the subdivision and other drainage improvements may be constructed by Louisville and Jefferson County Sewer District, or by any other public agency having legal authority for such construction, or by others subject to approval of the aforesaid Sewer District or Jefferson County Works Department. Until said easement areas are completed for use by the aforesaid Sewer District, Jefferson County, or another responsible public agency, said areas shall be maintained by the owners of the underlying fee simple title.

PROPERTY OWNER'S OBLIGATION

Certain improvements in this subdivision are required by the Metropolitan Subdivision Regulations as specified by an approved construction plan on file in the office of the Planning Commission. It is the obligation of every property owner in the subdivision to maintain, repair or replace such improvements and not to allow any condition or activity on his property that will impair the proper functioning of those improvements. For violation of this obligation, the property shall be subject to the imposition of a lien for the amount necessary to remedy the violation which may be enforced in the same manner that mortgages are enforced, and persons responsible shall be subject to fine.

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdivision's bond by the Louisville and Jefferson County Planning Commission, the owner of any lot may be required to post a cash bond in the amount of \$300.00 per lot for the Metropolitan Subdivision Regulations.

BUILDERS OBLIGATION

The builder of each lot in this subdivision is required to grade the lot to that area's drainage in accordance with the approved construction plan for the subdivision and all drainage from the lot is directed to a public drainage facility in easement or right-of-way.

CERTIFICATE OF RESERVATION OF SIGNATURE ENTRANCE EASEMENTS

An easement for signature entrance purposes is hereby reserved on and under the strips of land and spaces as defined and bounded by dashed lines, marked "Signature Entrance Easement" for construction, operation and maintenance of walls, fences, landscaping and related amenities on said land. The easement shall be for the enhancement and benefit of the properties in the subdivision.

by the developer in accordance with plans approved by the Jefferson County Department of Public Works and Transportation. Maintenance shall be the responsibility of the Developer or the "Home Owners Association" in accordance with the deed of restrictions.

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

An easement for sanitary sewer and drainage purposes is hereby reserved on and under the strips of land and spaces as defined and bounded by dashed lines, marked "Sanitary Sewer and Drainage Easement" together with the right of ingress and egress over all lots to and from the easements, for construction, operation and maintenance of sewers and drains over said land. No permanent structure of any kind is to be placed on, over or under the land which is subject to said easements. The easement shall be for the benefit of the land in the subdivision and other land which naturally drains thereon, and said sewers and drains may be constructed by the Louisville-Jefferson County Metropolitan Sewer District, or any other public agency having legal authority for such construction, or by others subject to approval of the aforesaid Sewer District.

CERTIFICATE OF RESERVATION OF WATER LINE EASEMENT

Permanent easements for water and appurtenances are hereby reserved on and under the strips of land and spaces as defined and bounded by dashed lines marked "Louisville Water Company Easement" together with the right of ingress and egress over all lots to and from the easements for construction, operation, maintenance and repair of water mains. No permanent structure of any kind shall be erected or placed on the surface of the land or placed within the easement(s) without written consent of Louisville Water Company. Fences, shrubbery, and gardens may be placed on easement area at the owner's risk. Temporary rights are hereby reserved to use land adjacent to the permanent easement(s) for storage of materials, tools, and equipment during construction of said water lines.

I hereby certify that this plat and survey were made under my supervision, and that the angular and linear measurements as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief. This survey and plat were made in accordance with the minimum standards of governing authorities.

Unadjusted closure for this tract exceeds one part in 5000 plus 0.10 feet. This tract has been adjusted for closure. Bearings for this tract have been adjusted to agree with the recorded bearings shown on the plat of record in D.B. 7448 Pg. 359 and are the basis for the median shown hereon. Kentucky State Plane coordinates (1983 adjustment, north zone) are coordinates to plot bearings in 0° 00' 21" counter-clockwise.

LAND SURVEYOR'S CERTIFICATE

THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED RESIDENTIAL DEVELOPMENT PRELIMINARY PLAN. NO FURTHER SUBDIVISION OR RE-SUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED WILL OCCUR.

THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN DOCKET NUMBER 10-21-99

Unadjusted closure for this tract exceeds one part in 5000 plus 0.10 feet. This tract has been adjusted for closure. Bearings for this tract have been adjusted to agree with the recorded bearings shown on the plat of record in D.B. 7448 Pg. 359 and are the basis for the median shown hereon. Kentucky State Plane coordinates (1983 adjustment, north zone) are coordinates to plot bearings in 0° 00' 21" counter-clockwise.

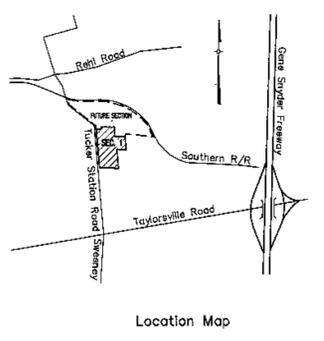
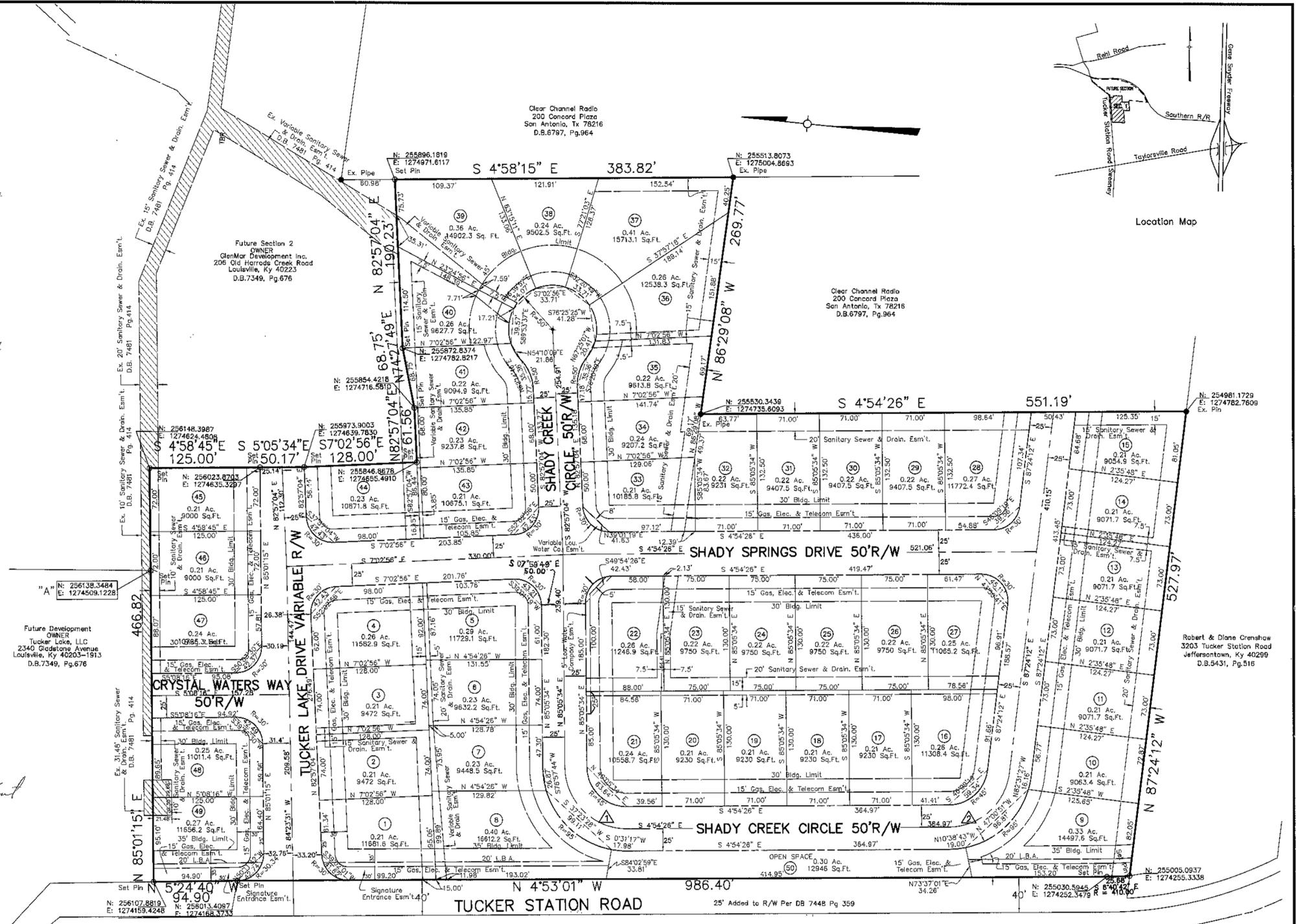
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LAND SURVEYOR'S CERTIFICATE

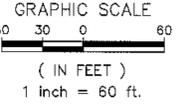
I hereby certify that this plat and survey were made under my supervision, and that the angular and linear measurements as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief. This survey and plat were made in accordance with the minimum standards of governing authorities.



GENERAL NOTES

- 1. The Building Limit Line Shown on this Plat May be Amended At any Time by The Louisville and Jefferson County Planning Commission in Accordance with applicable Subdivision Regulations. Except where otherwise noted, properties within this subdivision are subject to the yard requirements of the R-4 zoning district: Front Yard - 30' Street Side Yard - 30' Rear Yard - 30' Side Yard - 5'
- 2. Subject to Conditions of Approval in Docket No. 10-21-99 in the Offices of the Planning Commission.
- 3. Tucker Station Road to be widened to provide 12 feet of pavement from the centerline of road, across the frontage plus 8 feet shoulder or approved equal.
- 4. A 4 feet sidewalk will be provided along a portion of Tucker Station Road beginning at the south property line of lot 9, then to the south property line of open space Lot 50 and 1/4 mile internal sidewalk at Street "C".
- 5. Signature entrance shall be submitted to and approved by the Planning Commission staff prior to construction plan approval and shall meet the requirements of articles 9.1 and 11 respectively.
- 6. No direct access to Tucker Station Road from any lots in the proposed development.
- 7. The property does not lie within a flood hazard area per Fem.'s Firm Mapping 2111C0185-D
- 8. A tree preservation plan shall be provided to the Planning Commission's Landscape Architect for approval prior to beginning any construction activities on site.

C/L DATA table with columns for C, L, and DATA. Values include 90°00'00", 81.8511, 70.0', 109.96', 70.00', 82°29'46", 81.8511, 61.38', 100.79', 70.00', 98.99', 82°29'46", 81.8511, 61.38', 100.79', 70.00', 92.30'



TUCKER LAKE ESTATES SECTION 1 Owner Developer: Glen Mar Development, Inc. 206 Old Harrods Creek Road Louisville, Ky. 40223

Deed Book 7448, Pg. 359 Jefferson Co. Tax Block 40, Lot 33 Total Lots = 50, Gross Acreage = 15.53, Net Acreage = 11.77 Gross Density = 3.22 Lots Per Ac. Net density = 4.24 Lots Per Ac

HE. RUDY CONSULTING ENGINEERS STONESTREET & FORD - LAND SURVEYORS 800 W. MAIN STREET LOUISVILLE, KY. 40202 PHONE: (502)584-4118 FAX: (502)582-3009

DATE: 12/12/00

Recorded in Plat Book No. 47 Page 31

Document No.: D1609104233 Logged by: JLEH-WGL DEVELOPMENT, 449 Recorded On: 03/16/2001 01:28:57 Total Fees: 15.00 Transfer Tax: .00 County Clerk: Robbe Hotelcar-JEFF Deputy Clerk: TETHIB

47 X 31

47 X 31

47 X 31

03/16/01

48 x 79

CERTIFICATE OF OWNERSHIP AND DEDICATION

This is to certify that the undersigned is the owner of the land shown on this plat and hereby acknowledges the same to be the plat of Tucker Lake Estates Section 2...

OWNERS: [Signature]

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF KENTUCKY COUNTY OF JEFFERSON CHARLIE KELLY Notary Public in and for the County aforesaid do hereby certify that the foregoing plat of Tucker Lake Estates Section 2 was this day presented to me by GLENN BRYANT...

Witness my hand and seal this 28 day of FEB 2003 My Commission expires 11 day of August 2003

Approved this 28th day of February 2003

LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION

Docket No. 10-21-99

CERTIFICATE OF RESERVATION OF ELECTRIC TELECOMMUNICATION EASEMENTS

The spaces outlined by dashed lines and marked "Gas Easement" are hereby reserved as easements for underground gas lines and telecommunication utility purposes...

(A) All property owner's electric utility service lines both overhead and underground shall be located as designated by Louisville Gas and Electric Company...

(B) All property owner's gas utility supply lines shall be of locations designated by Louisville Gas and Electric Company...

(C) The gas, electric, and telecommunication easements shown on this plat shall be installed and maintained in accordance with applicable codes...

(D) Easements for overhead electric transmission and distribution feeder lines and equipment appurtenant thereto are reserved over all areas...

CERTIFICATE OF RESERVATION OF SANITARY SEWER AND DRAINAGE EASEMENTS

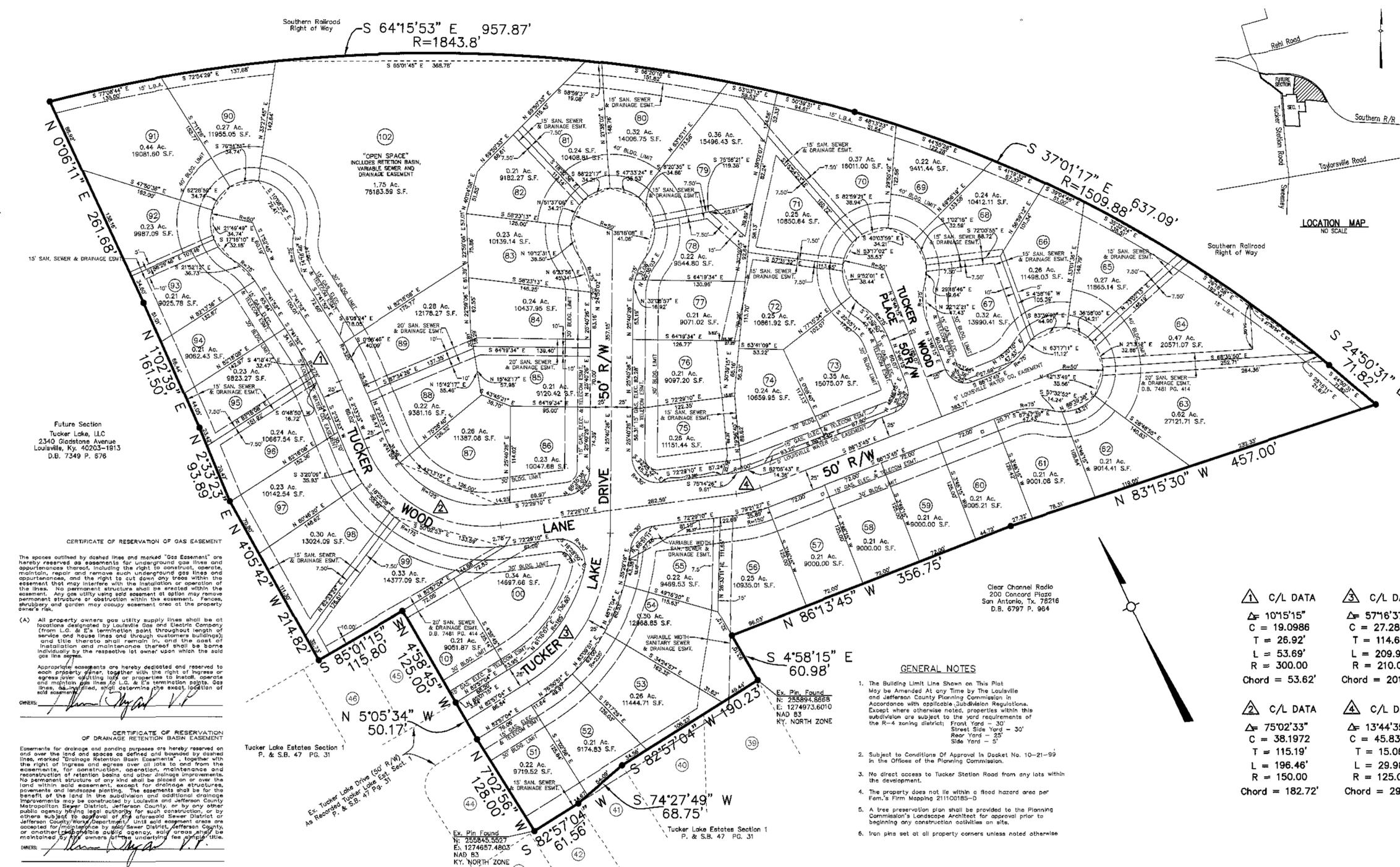
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OWNERS: [Signature]

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Permanent easement(s) for water and appurtenances are hereby reserved over and under the strip of land and spaces as defined and bounded by dashed lines marked "Louisville Water Company Easement"...

OWNERS: [Signature]



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OWNERS: [Signature]

PROPERTY OWNER'S OBLIGATION

Certain improvements in this subdivision are required by the Metropolitan Subdivision Regulations as specified by an approved construction plan on file in the office of the Director of Works...

NOTICE OF BOND REQUIREMENT

After construction approval and release of the undersigned subdivision's bond by the Louisville and Jefferson County Planning Commission, the owner of any lot may be required to post a cash bond...

BUILDERS OBLIGATION

The holder of each lot in this subdivision is required to grade the lot so that cross-lot drainage is in conformance with the approved Composite Drainage Plan for the subdivision...

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TUCKER LAKE ESTATES SECTION 2 Owner Developer: Glen Mar Development, Inc. 206 Old Harrods Creek Road Louisville, Ky. 40223

Deed Book 7546, Pg. 413 Jefferson Co. Tax Block 40, Lot 33 Total Lots = 52, Gross Acreage = 17.99, Net Acreage = 13.44 Gross Density = 2.89 Lots Per Acre. Net density = 3.42 Lots Per Acre.

HE. RUDY CONSULTING INC. ENGINEERS STONESTREET & FORD LAND SURVEYORS 300 W. MAIN STREET LOUISVILLE, KY. 40202 PHONE (502)684-4110 FAX (502)680-3509

Document No.: 082003042421 Logged By: [Name] Recorded On: 02/28/2003 03:51:34 Total Fees: 15.00 Transfer Tax: .00 County Clerk: Bobbie Holcomb-JEFF CO KY Deputy Clerk: CARIEB

REV: 02/07/03 DATE: 02/20/02

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